



2024 Douglas County Building Code Valuation Table

Square Foot Construction Costs ^{a, b, c, d, e, f}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	\$338.88	\$327.46	\$319.76	\$307.63	\$289.42	\$280.47	\$298.24	\$268.37	\$259.83
A-1 Assembly, theaters, without stage	\$310.12	\$298.70	\$291.00	\$278.87	\$260.66	\$251.71	\$269.48	\$239.62	\$231.07
A-2 Assembly, nightclubs	\$275.09	\$266.93	\$259.34	\$250.54	\$234.96	\$228.26	\$241.54	\$213.57	\$206.65
A-2 Assembly, restaurants, bars, banquet halls	\$274.09	\$265.93	\$257.34	\$249.54	\$232.96	\$227.26	\$240.54	\$211.57	\$205.65
A-3 Assembly, churches	\$314.65	\$303.24	\$295.53	\$283.41	\$265.65	\$256.70	\$274.02	\$244.61	\$236.06
A-3 Assembly, general, community halls, libraries, museums	\$268.44	\$257.02	\$248.32	\$237.19	\$218.26	\$210.31	\$227.80	\$197.22	\$189.68
A-4 Assembly, arenas	\$309.12	\$297.70	\$289.00	\$277.87	\$258.66	\$250.71	\$268.48	\$237.62	\$230.07
B Business	\$263.16	\$253.51	\$244.15	\$233.85	\$213.00	\$204.65	\$224.67	\$187.98	\$179.49
E Educational	\$280.42	\$270.83	\$263.70	\$252.34	\$235.54	\$223.64	\$243.64	\$205.87	\$199.45
F-1 Factory and industrial, moderate hazard	\$161.70	\$154.21	\$144.70	\$138.64	\$124.72	\$118.51	\$133.72	\$103.40	\$96.83
F-2 Factory and industrial, low hazard	\$160.70	\$153.21	\$144.70	\$138.94	\$124.72	\$117.51	\$132.72	\$103.40	\$95.83
H-1 High Hazard, explosives	\$150.85	\$143.36	\$134.84	\$129.08	\$115.17	\$107.96	\$122.87	\$93.86	NP
H234 High Hazard	\$150.85	\$143.36	\$134.84	\$129.08	\$115.17	\$107.96	\$122.87	\$93.86	\$86.28
H-5 HPM	\$263.16	\$253.31	\$244.15	\$233.85	\$213.00	\$204.65	\$224.67	\$187.98	\$179.49
I-1 Institutional, supervised environment	\$264.93	\$255.57	\$246.84	\$238.11	\$217.64	\$211.63	\$338.15	\$195.82	\$189.67
I-2 Institutional, hospitals	438.26	\$428.62	\$419.26	\$408.96	\$386.98	NP	\$399.78	\$361.97	NP
I-2 Institutional, nursing homes	\$304.86	\$295.22	\$285.86	\$275.55	\$256.23	NP	\$266.37	\$231.21	NP
I-3 Institutional, restrained	\$298.67	\$289.02	\$279.66	\$269.36	\$250.30	\$240.95	\$260.18	\$225.29	\$214.80
I-4 Institutional, day care facilities	\$264.93	\$255.57	\$246.84	\$238.11	\$217.64	\$211.63	\$238.15	\$195.82	\$189.67
M Mercantile	\$205.22	\$197.06	\$188.47	\$180.67	\$164.83	\$159.13	\$171.67	\$143.44	\$137.53
R-1 Residential, hotels	\$267.42	\$258.06	\$249.33	\$240.60	\$220.62	\$214.60	\$240.64	\$198.79	\$192.64
R-2 Residential, multiple family	\$223.61	\$214.25	\$205.52	\$196.79	\$177.77	\$171.76	\$196.82	\$155.95	\$149.80
R-3 Residential, one- and two-family ^d	\$211.77	\$205.84	\$200.99	\$197.13	\$190.36	\$183.32	\$193.75	\$177.67	\$167.37
R-4 Residential, care/assisted living facilities	\$264.93	\$255.57	\$246.84	\$238.11	\$217.64	\$211.63	\$238.15	\$195.82	\$189.67
S-1 Storage, moderate hazard	\$149.85	\$142.36	\$132.84	\$128.08	\$113.17	\$106.96	\$121.87	\$91.86	\$85.28
S-2 Storage, low hazard	\$148.85	\$141.36	\$132.84	\$127.08	\$113.17	\$105.96	\$120.87	\$91.86	\$84.28
U Utility, miscellaneous	\$115.48	\$108.95	\$102.64	\$98.13	\$88.49	\$81.89	\$93.86	\$69.76	\$66.48

a. Private Garages use Utility, miscellaneous b. Shell only buildings deduct 20% c. NP = Not permitted d. Unfinished basements (Group R-3) = \$31.50/ sq. ft.

e. Commercial TI deduct 50% f. Interior remodel of habitable space (Group R-3) deduct 50%

Flat fees not subject to this table:

Patio Cover Flat Fee	\$234.18	Spa - Above Ground Tub/ Pool Flat Fee	\$341.43	HVAC Furnace/ AC Flat Fee	\$167.93	Change of Occupancy Flat Fee	\$46.80
Carport Flat Fee	\$341.43	Pool - Inground Flat Fee	\$1,004.82	Water Heater Repl/ Upgrade Flat Fee	\$89.93	Re-establish Service Flat Fee	\$46.80
Deck Flat Fee	\$234.18	Fireplace/ Stove Install/ Repl Flat Fee	\$102.93	Electrical Panel Changeout/ Upgr Flat Fee	\$102.93	Utility Trench per LF	\$80.00
Generator Flat Fee	\$277.08	Re-Roof Flat Fee	\$310.93	Window Replacement Flat Fee	\$180.93	Fence/ Wall, Masonry/ Retaining, per LF	\$19.76
Solar Flat Fee	\$315.58	Re-Siding Flat Fee	\$115.93	Gas Line New Flat Fee	\$131.75	Fence, Wood, per LF	\$26.00



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue
P.O. Box 218
Minden, Nevada 89423

775-782-6200
building@douglasnv.us
www.douglascountynv.gov

(Updated 04/02/2024)

Building Valuation Area Multipliers

Recalculated on annual basis supplied by Douglas County Assessor's Office

Category	Description	Location	Multiplier
1	Valley Residential	All valley areas outside of the specified locations below	1.19
2	Valley Residential	Job's Peak, Eagle Ridge, Canyon Creek, Freedom Ranch, Preserve at Genoa, Westwood Village Riverfront, Dangberg Reservoir Waterfront, Topaz Lake Waterfront	1.42
3	Valley Residential	Clear Creek	1.62
4	Lake Tahoe Residential	All lake areas outside of the specified locations below	1.42
5	Lake Tahoe Residential	Lake side of Hwy 50 and waterfront	2.32
6	Lake Tahoe Residential	Waterfront	3.32
7	Valley Commercial		1.06
8	Lake Tahoe Commercial		1.20

Final building permit valuation shall be set by the Building Official. The Building Official may use the ICC Building Valuation Data Chart and/or Douglas County Assessor's Approved Area Multipliers. The Building Official may assign multipliers to construction projects given complexity and quality of materials.



Exhibit A to Resolution 2021R-107

Section II- Building Division

2021 FEE SCHEDULE

Building Permit Fee Table

TOTAL VALUATION	FEE
\$1 to \$500	\$47.25 or \$94.50 with plan check
\$501 to \$2,000	\$47.25 for the first \$500 plus \$3.26 for each additional \$100 or fraction thereof, to and including \$2,000**
\$2,001 to \$25,000	\$76.93 for the first \$2,000 plus \$13.00 each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$373.84 for the first \$25,000 plus \$8.67 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$602.48 for the first \$50,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$924.32 for the first \$100,000 plus \$5.42 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$2,927.14 for the first \$500,000 plus \$4.34 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,094.00 for the first \$1,000,000 plus \$2.71 for each additional \$1,000 or fraction thereof
<p>*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost includes supervision overhead, equipment, hourly wages and fringe benefits of the employees involved.</p> <p>** Minimum \$47.25 permit fee without plan check or \$94.50 with plan check</p>	

Other Inspections and Fee(s):

1. Plan review fee is 65% of the permit fee (this includes one back-check for corrections if required).
2. Additional plan review required by second back-check, changes, additions or revisions to the approved plans \$45 per hour* (minimum charge--one-half hour). Or the costs of the outside plan review firm.
3. Re-inspection fees \$47.25 per hour*
4. Inspections for which no fee is specifically indicated, \$47.25 per hour*
5. Inspection outside of normal business hours, \$47.25 per hour* (minimum charge--two hours)

Additional Fee(s) Required by Code:

Commercial Construction Tax for Transportation, per Title 3 of the Douglas County Code, Sec.

3.25.040D: **\$0.525** per square foot on new commercial or additions to commercial, industrial or other new related developments.

Note: The above fees do not apply to tenant improvements within existing commercial structures.



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(Updated 11/2024)

Building Permit Deposits

Building Permit - Type	Deposit
New Single Family Dwelling	\$1,000.00
New Accessory Dwelling Unit	\$1,000.00
New Duplex/ Townhome/ Multi-family (per unit)	\$300.00
Master Plan Single Family Dwelling	\$1,000.00
Master Plan Site Specific	\$300.00
Manufactured Home (new or replacement)	\$100.00
Addition	\$100.00
Rebuild	\$1,000.00
Interior Remodel	\$100.00
Fire or Water Damage	\$45.00
Garage	\$200.00
Garage with Habitable Space	\$200.00
Barn	\$200.00
Carport	\$45.00
Deck	\$45.00
Inground Pool	\$100.00
Spa/ Hot Tub	\$45.00
Solar	\$45.00
Retaining Wall	\$100.00
Cell Tower	\$45.00
Commercial Building Permit - Project Valuation	Deposit
\$0-\$50,000	\$200.00
\$50,001-\$500,000	\$500.00
\$500,001-\$1,000,000	\$1,000.00
\$1,000,001-\$5,000,000	\$2,500.00
\$5,000,001-\$10,000,000	\$5,000.00
\$10,000,001 and above	\$10,000.00

**Minimum deposit is \$45.00